AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, February 3, 2025
7:00 PM

I. CALL TO ORDER - Mayor Bob Nation

II. PLEDGE OF ALLEGIANCE - Mayor Bob Nation

III. MOMENT OF SILENT PRAYER - Mayor Bob Nation

IV. ROLL CALL - City Clerk Vickie McGownd

V. APPROVAL OF MINUTES - Mayor Bob Nation

- **A.** City Council Meeting Minutes - January 21, 2025
- **B.** Executive Session Meeting Minutes - January 21, 2025

VI. INTRODUCTORY REMARKS - Mayor Bob Nation

- **A.** Tuesday, February 4, 2025 – Finance & Administration (4:00pm)
- **B.** Thursday, February 6, 2025 – Planning & Public Works (5:30pm)
- **C.** Tuesday, February 18, 2025 – City Council (7:00pm)
- **D.** Monday, February 24, 2025 – Public Health and Safety (4:00pm)

VII. COMMUNICATIONS AND PETITIONS - Mayor Bob Nation

VIII. APPOINTMENTS - Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

- **A. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III**
  1. **Next Meeting – February 6, 2025 (5:30pm)**
- **B. Finance and Administration Committee – Chairperson Barb**

McGuinness, Ward I

1. **Next Meeting – February 4, 2025 (4:00pm)**

C. Parks, Recreation and Arts Committee – Chairperson Gary Budoor, Ward IV

1. Next Meeting - Not yet Scheduled

D. Public Health and Safety Committee – Chairperson Aaron Wahl, Ward II

1. **Next Meeting – February 24, 2025 (4:00pm)**

X. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

A. Bid Recommendation – 2025 Concrete Slab Replacement – Project A and B: Recommendation to accept the low bid for both Project A and Project B, submitted by M&H Concrete Contractors and to authorize the City Administrator to enter into an Agreement with M&H Concrete Contractors in the amount not to exceed $5,100,00. This Project is budgeted at $5,100,000 in Account 120-079-5490.
(Roll Call Vote) Department of Public Works recommends approval.

B. Liquor License – Sav-On Liquor & Wine #11 – 17397 Chesterfield Airport Rd. – requested a new liquor license for retail sale of all kinds of intoxicating liquor, drinks to be consumed on premise, and Sunday sales. There are no known outstanding municipal violations at this location.
(Voice Vote)

XI. OTHER LEGISLATION

A. **Proposed Bill No. 3426 – Approving a Redevelopment Project for RPA 1-A** – An ordinance approving a Redevelopment Project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the redevelopment area designated as RPA 1-A under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-A; making findings with respect thereto; establishing a special allocation fund with respect to RPA 1-A; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) City Administrator recommends postponement until the first meeting in February of 2026.**

B. **Proposed Bill No. 3427 – Approving a Redevelopment Project for RPA 1-B** – An ordinance approving a Redevelopment Project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the redevelopment area designated as RPA 1-B under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-B; making findings with respect thereto; establishing a special allocation fund with respect to RPA 1-B; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) City Administrator recommends postponement until the first meeting in February of 2026.**

C. **Proposed Bill No. 3428 – Approving a Redevelopment Project for RPA 1-C** – An ordinance approving a Redevelopment Project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the redevelopment area designated as RPA 1-C under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-C; making findings with respect thereto; establishing a special allocation fund with respect to RPA 1-C; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) City Administrator recommends postponement until the first meeting in February of 2026.**

D. **Proposed Bill No. 3429 – Approving a Redevelopment Project for RPA 1-D** – An ordinance approving a Redevelopment Project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the Redevelopment Area designated as RPA 1-D under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-D; making findings with respect thereto; establishing a special allocation fund with respect to RPA 1-D; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) City Administrator recommends postponement until the first meeting in February of 2026.**

E. **Proposed Bill No. 3430 – Approving a Redevelopment Project for RPA 3** – An ordinance approving a Redevelopment Project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the Redevelopment Area designated as RPA 3 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 3; making findings with respect thereto; establishing a special allocation fund with respect to RPA 3; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) City Administrator recommends postponement until the first meeting in February of 2026.**

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

NOTE: City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.

CITY OF
CHESTERFIELD
MISSOURI

RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL
OF THE CITY OF CHESTERFIELD
AT 690 CHESTERFIELD PARKWAY WEST

JANUARY 21, 2025

The meeting was called to order at 7 p.m.

President Pro-Tem Dan Hurt led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT	ABSENT
Councilmember Mary Monachella	Mayor Bob Nation
Councilmember Barbara McGuinness	
Councilmember Aaron Wahl	
Councilmember Mary Ann Mastorakos	
Councilmember Dan Hurt	
Councilmember Michael Moore	
Councilmember Merrell Hansen	
Councilmember Gary Budoor	

APPROVAL OF MINUTES

The minutes of the January 8, 2025 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the January 8, 2025 City Council minutes. A voice vote was taken with an affirmative result (Councilmember Wahl abstained), and the motion was declared passed.

The minutes of the January 8, 2025 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve the January 8, 2025 Executive Session minutes. A voice vote was taken with an affirmative result (Councilmember Wahl abstained), and the motion was declared passed.

INTRODUCTORY REMARKS

President Pro-Tem Hurt announced that the next meeting of City Council is scheduled for Monday, February 3, at 7 p.m.

President Pro-Tem Hurt recognized the following candidates for City Council in attendance: Derek Grier, Mayor; Patricia Tocco, Ward 2; Lane Koch, Ward 3; Michelle Ohley, Ward 4.

COMMUNICATIONS AND PETITIONS

There were no public comments.

APPOINTMENTS

On behalf of Mayor Nation, President Pro-Tem Hurt nominated Mr. Mick Weber for re-appointment to the Architectural Review Board. Councilmember Hansen made a motion, seconded by Councilmember Mastorakos, to approve the re-appointment of Mr. Mick Weber to the Architectural Review Board for a term of two years. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Councilmember Mary Monachella, Vice-Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Moore, to approve the site development section plan, landscape plan, lighting plan and architectural elevations for Long Road Crossing, Lot A-2. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed.

Bill No. 3530 — Rezones from “NU” Non-Urban District to a “PI” Planned Industrial District for a 19.489-acre tract of land located east of Eatherton Road and south or Wings Corporate Drive (Ward 4) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Hansen, for the second reading of Bill No. 3530. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed. Bill No. 3530 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3530 with the following results: Ayes – Wahl, Budoor, Moore, Mastorakos, Hansen, McGuinness, Monachella and Hurt. Nays – None. Whereupon President Pro-Tem Hurt declared Bill No. 3530 approved, passed it and it became **ORDINANCE NO. 3320.**

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, February 6, at 5:30 p.m.

Finance & Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance & Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Councilmember McGuinness announced that the next meeting of this Committee is scheduled for Tuesday, February 4, at 4:00 p.m.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Public Health & Safety Committee

Bill No. 3531 — Amends sections 130.010, 210.1970, 210.1980, and 235.150 related to the age of juveniles **(Second Reading) Public Health and Safety Committee recommends approval**

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3531. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed. Bill No. 3531 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3531 with the following results: Ayes – Hansen, Wahl, Moore, McGuinness, Hurt, Mastorakos, Budoor and Monachella. Nays – None. Whereupon President Pro-Tem Hurt declared Bill No. 3531 approved, passed it and it became **ORDINANCE NO. 3321.**

Councilmember Wahl announced that the next meeting of this Committee is scheduled for Monday, February 24, at 4:00 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for General Construction Testing-Inspection Services. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the proposal for general construction testing services, and authorization for the City Administrator to execute an agreement with UES in an amount not to exceed $110,000. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Hurt, Mastorakos, Budoor, Monachella, Wahl, McGuinness, Hansen and Moore. Nays – None. President Pro-Tem Hurt declared the motion passed.

OTHER LEGISLATION

There was no other legislation scheduled for this meeting.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, President Pro-Tem Hurt adjourned the meeting at 7:28 p.m.

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President Pro-Tem Dan Hurt

ATTEST:

____
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: ____________________

Memorandum
Department of Public Works

TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E.
Public Works Dir. / City Engineer

DATE: January 27, 2025

RE: 2025 Concrete Slab Replacement Projects

The Department of Public Works publicly opened bids for 2025 Concrete Slab Replacement Project A and B on January 21 and 23, respectively. The results of the bid openings are detailed in the attached memorandum from Project Manager Trent Helland. After reviewing the bids, Staff recommends both projects be awarded to the low bidder, M and H Concrete Contractors Incorporated, in an amount not to exceed $5,100,000. This includes the low bid amount (Project A - $2,288,477, Project B - $1,914,876) and a contingency to account for change orders and additional slab replacement within budget. M and H Concrete has satisfactorily performed concrete work for the City of Chesterfield in past, including 2024 Slab Replacement Project A. M and H is positively recommended by City Staff, and has the capacity to successfully construct both projects. $5,100,000 is budgeted for this project in Account 120-079-5490.

The streets included as part of these projects are detailed in the attached memorandum from Project Manager Trent Helland. These projects include 58,000 square yards of concrete slab replacement and will allow the City to adequately maintain our concrete pavement infrastructure as detailed in the Concrete Pavement Report submitted to the Planning and Public Works Committee in 2024. If you have questions or require additional information on these projects, please let me know.

Concurrence: JSKelly
Jeannette Kelly, Finance Director

Action Recommended
This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to execute two Agreements with M and H Concrete Contractors Incorporated in an amount not to exceed $5,100,000. This includes $2,700,000 for Project A, and $2,400,000 for Project B.

Memorandum

TO: James A. Eckrich, PE – Director of PW/City Engineer

FROM: Trent Helland, Project Manager

DATE: January 23, 2025

RE: 2025 Selective Slab Replacement – Area A and B

As you are aware, sealed bids for Selective Slab Replacement Project A were opened on January 21, 2025; bids for Selective Slab Replacement Project B were opened on January 23, 2025. The bids received for both projects are detailed in the attached Bid Tabs. M&H Concrete Contractors provided the low bid for both Project A and B, with a bid of $2,288,477 on Project A and $1,914,876 on Project B (bids attached). M&H Concrete Contractors has successfully performed work for the City of Chesterfield in the past, including 2024 Selective Slab Replacement Project A. The 2024 Project A included the replacement of 24,468 square yards of concrete and the reconstruction of two trench grates. That project was completed within schedule (88 days) and received an approval rating of 90% from impacted residents. M&H performs slab replacement throughout the St. Louis area and has the capacity to handle both 2025 projects.

I recommend requesting authorization to enter into an Agreement with M&H Concrete Contractors both Project A and Project B, in the budgeted amount of $5,100,000. Specifically, I recommend that Project A be awarded to M&H in the amount of $2,700,000 and Project B be awarded to M&H in the amount of $2,400,000. Both recommendations include the low bid plus a contingency to allow for change orders and the replacement of additional concrete slabs within budget.

Project A includes slab replacement on the following streets: Chequer Drive, Heathercroft Drive, Howehill Court, Schoettler Valley Drive (between Chesterfield Parkway and South Outer Forty), Schoettler Valley Drive (between Squires Way Drive and Honey Ridge Court), Tradd Court, Yarmouth Point Drive, (between South Outer Forty and Candish Lane), and Tradd Court.

Project B includes slab replacement on the following streets: Cedar Forest Court, Country Ridge Drive (between Winter Haven Court and Parasol Drive), Spirit Forty Park Drive, Sugar Lake Court, Sugar Ridge Court, Summer Lake (between Baxter Road and Country Mill Court), Wide Oak Court, Winter Haven Court and a trench grate replacement on Summer Lake Drive.

Attachments: 2025 Selective Slab Replacement – A and B Bid Tabulation
M&H Concrete Contractors, Inc Concrete Bid

City of Chesterfield

BID TABULATION
2025 Selective Slab Replacement Project
2025-PW-03A
January 21, 2025

ITEM #	DESCRIPTION	UNIT	QUANTITY	Project Estimate UNIT PRICE	Project Estimate EXTENDED PRICE	M&H CONCRETE CONTRACTORS, INC. UNIT PRICE	M&H CONCRETE CONTRACTORS, INC. EXTENDED PRICE	AMCON MUNICIPAL CONCRETE, LLC UNIT PRICE	AMCON MUNICIPAL CONCRETE, LLC EXTENDED PRICE	NEXT LEVEL CONSTRUCTION, LLC UNIT PRICE	NEXT LEVEL CONSTRUCTION, LLC EXTENDED PRICE	E. MEIER CONTRACTING, INC. UNIT PRICE	E. MEIER CONTRACTING, INC. EXTENDED PRICE	LAMKE TRENCHING & EXCAVATING, INC. UNIT PRICE	LAMKE TRENCHING & EXCAVATING, INC. EXTENDED PRICE	SWEETENS CONCRETE UNIT PRICE	SWEETENS CONCRETE EXTENDED PRICE
1	REMOVAL & REPLACE P.C.C. PAVEMENT	Sq. Yd.	31,288	$70.00	$2,190,160.00	$59.00	$1,845,992.00	$63.00	$1,971,144.00	$62.75	$1,963,322.00	$68.00	$2,127,584.00	$72.00	$2,252,736.00	$74.00	$2,315,312.00
2	JOINT SEALANT	Sq. Yd.	31,288	$2.00	$62,576.00	$1.25	$39,110.00	$1.25	$39,110.00	$1.50	$46,932.00	$1.75	$54,754.00	$1.50	$46,932.00	$1.77	$55,379.76
3	4" ROLLED STONE BASE	Sq. Yd.	31,288	$6.00	$187,728.00	$8.00	$250,304.00	$6.10	$190,856.80	$6.00	$187,728.00	$7.00	$219,016.00	$9.00	$281,592.00	$8.65	$270,641.20
4	UNDERGRADING	Cu. Ft.	1,000	$3.00	$3,000.00	$0.01	$10.00	$0.01	$10.00	$3.00	$3,000.00	$5.75	$5,750.00	$3.00	$3,000.00	$2.50	$2,500.00
5	GEOTEXTILE FABRIC	Sq. Yd.	31,288	$1.50	$46,932.00	$1.45	$45,367.60	$1.45	$45,367.60	$1.50	$46,932.00	$1.50	$46,932.00	$1.50	$46,932.00	$2.85	$89,170.80
6	STRUCTURAL GEOGRID	Sq. Yd.	1,000	$2.00	$2,000.00	$0.20	$200.00	$0.50	$500.00	$1.75	$1,750.00	$2.75	$2,750.00	$2.00	$2,000.00	$2.10	$2,100.00
7	SEEDING & MULCHING	Sq. Yd.	1	$1.00	$1.00	$0.01	$0.01	$0.01	$0.01	$1,000.00	$1,000.00	$75.00	$75.00	$1.00	$1.00	$1.00	$1.00
8	TRAFFIC CONTROL	L.S.	1	$20,000.00	$20,000.00	$7,500.00	$7,500.00	$22,500.00	$22,500.00	$18,568.00	$18,568.00	$40,000.00	$40,000.00	$20,000.00	$20,000.00	$36,890.00	$36,890.00
9	PAVED APPROACHES	Sq. Yd.	360	$70.00	$25,200.00	$40.00	$14,400.00	$35.00	$12,600.00	$50.00	$18,000.00	$75.00	$27,000.00	$85.00	$30,600.00	$83.70	$30,132.00
10	SAWCUTTING	Lin. Ft.	1,073	$4.50	$4,828.50	$2.00	$2,146.00	$3.00	$3,219.00	$3.00	$3,219.00	$1.50	$1,609.50	$3.50	$3,755.50	$1.80	$1,931.40
11	UNDERDRAINS	Lin. Ft.	840	$25.00	$21,000.00	$14.00	$11,760.00	$16.50	$13,860.00	$19.50	$16,380.00	$17.00	$14,280.00	$25.00	$21,000.00	$34.50	$28,980.00
12	SIDEWALKS	Sq. Ft.	2,400	$15.00	$36,000.00	$11.50	$27,600.00	$12.00	$28,800.00	$11.00	$26,400.00	$12.00	$28,800.00	$12.00	$28,800.00	$12.00	$28,800.00
13	DETECTABLE WARNING SURFACE	Each	26	$300.00	$7,800.00	$250.00	$6,500.00	$300.00	$7,800.00	$275.00	$7,150.00	$250.00	$6,500.00	$300.00	$7,800.00	$210.00	$5,460.00
14	REPLACE INLET SILL	Each	7	$350.00	$2,450.00	$250.00	$1,750.00	$200.00	$1,400.00	$350.00	$2,450.00	$500.00	$3,500.00	$350.00	$2,450.00	$300.00	$2,100.00
15	ADJUSTMENT OF INLET SILL	Each	7	$350.00	$2,450.00	$250.00	$1,750.00	$200.00	$1,400.00	$350.00	$2,450.00	$500.00	$3,500.00	$300.00	$2,100.00	$250.00	$1,750.00
16	DRILLING AND DOWELING	Each	450	$9.50	$4,275.00	$5.00	$2,250.00	$10.00	$4,500.00	$10.00	$4,500.00	$15.00	$6,750.00	$9.00	$4,050.00	$10.20	$4,590.00
17	A2 JOINTS	Lin. Ft.	558	$15.00	$8,370.00	$8.75	$4,882.50	$6.50	$3,627.00	$12.00	$6,696.00	$15.00	$8,370.00	$12.00	$6,696.00	$12.00	$6,696.00
18	SILT FENCE	Lin. Ft.	100	$4.00	$400.00	$1.00	$100.00	$1.00	$100.00	$2.00	$200.00	$6.00	$600.00	$4.00	$400.00	$4.00	$400.00
19	INLET PROTECTION	Each	20	$100.00	$2,000.00	$70.00	$1,400.00	$75.00	$1,500.00	$75.00	$1,500.00	$100.00	$2,000.00	$150.00	$3,000.00	$50.00	$1,000.00
20	GRATED TROUGH REPLACEMENT	Each	1	$15,000.00	$15,000.00	$19,000.00	$19,000.00	$20,000.00	$20,000.00	$27,800.00	$27,800.00	$30,000.00	$30,000.00	$40,000.00	$40,000.00	$23,000.00	$23,000.00
21	ASPHALT	Sq.Yd.	50	$100.00	$5,000.00	$20.00	$1,000.00	$11.00	$550.00	$120.00	$6,000.00	$55.00	$2,750.00	$95.00	$4,750.00	$100.00	$5,000.00
22	STRIPING (WHITE)	Lin. Ft.	240	$2.00	$480.00	$5.00	$1,200.00	$1.50	$360.00	$1.20	$288.00	$1.00	$240.00	$4.00	$960.00	$1.85	$444.00
23	STRIPING (YELLOW)	Lin. Ft.	285	$2.00	$570.00	$5.00	$1,425.00	$1.50	$427.50	$1.20	$342.00	$1.00	$285.00	$4.00	$1,140.00	$1.85	$527.25
24	STRIPING (CROSSWALK)	Lin. Ft.	166	$2.50	$415.00	$5.00	$830.00	$10.00	$1,660.00	$8.00	$1,328.00	$6.00	$996.00	$6.00	$996.00	$1.85	$307.10
25	STRIPING (STOP BAR)	Each	1	$100.00	$100.00	$500.00	$500.00	$300.00	$300.00	$125.00	$125.00	$289.00	$289.00	$350.00	$350.00	$75.00	$75.00
26	STRIPING (ARROW)	Each	2	$100.00	$200.00	$750.00	$1,500.00	$150.00	$300.00	$125.00	$250.00	$60.00	$120.00	$450.00	$900.00	$115.00	$230.00
	BID FORM TOTAL				$2,648,935.50		**$2,288,477.11**		**$2,371,891.91**		**$2,394,310.00**		**$2,634,450.50**		**$2,812,940.50**		**$2,913,417.51**

City of Chesterfield

BID TABULATION
2025 Selective Slab Replacement Project
2025-PW-03B
January 23, 2025

ITEM #	DESCRIPTION	UNIT	QUANTITY	Project Estimate UNIT PRICE	Project Estimate EXTENDED PRICE	M&H CONCRETE CONTRACTORS UNIT PRICE	M&H CONCRETE CONTRACTORS EXTENDED PRICE	AMCON MUNICIPAL CONCRETE UNIT PRICE	AMCON MUNICIPAL CONCRETE EXTENDED PRICE	NEXT LEVEL CONSTRUCTION UNIT PRICE	NEXT LEVEL CONSTRUCTION EXTENDED PRICE	SPENCER CONTRACTING UNIT PRICE	SPENCER CONTRACTING EXTENDED PRICE	E. MEIER CONTRACTING UNIT PRICE	E. MEIER CONTRACTING EXTENDED PRICE	LAMKE TRENCHING & EXCAVATING UNIT PRICE	LAMKE TRENCHING & EXCAVATING EXTENDED PRICE	SWEETENS CONCRETE SERVICES UNIT PRICE	SWEETENS CONCRETE SERVICES EXTENDED PRICE
1	REMOVE & REPLACE P.C.C. PAVEMENT	Sq. Yd.	27,140	$ 70.00	$ 1,899,800.00	$ 59.00	$ 1,601,260.00	$ 61.50	$ 1,669,110.00	$ 59.50	$ 1,614,830.00	$ 64.13	$ 1,740,488.20	$ 68.00	$ 1,845,520.00	$ 71.10	$ 1,929,654.00	$ 75.00	$ 2,035,500.00
2	JOINT SEALANT	Sq. Yd.	27,140	$ 2.00	$ 54,280.00	$ 0.80	$ 21,712.00	$ 1.25	$ 33,925.00	$ 1.50	$ 40,710.00	$ 1.25	$ 33,925.00	$ 2.00	$ 54,280.00	$ 1.50	$ 40,710.00	$ 1.77	$ 48,037.80
3	4" ROLLED STONE BASE	Sq. Yd.	27,140	$ 6.00	$ 162,840.00	$ 6.00	$ 162,840.00	$ 6.10	$ 165,554.00	$ 8.00	$ 217,120.00	$ 7.78	$ 211,149.20	$ 8.00	$ 217,120.00	$ 6.00	$ 162,840.00	$ 8.65	$ 234,761.00
4	UNDERGRADING	Cu. Ft.	1,000	$ 3.00	$ 3,000.00	$ 0.01	$ 10.00	$ 0.01	$ 10.00	$ 3.00	$ 3,000.00	$ 0.01	$ 10.00	$ 4.75	$ 4,750.00	$ 3.00	$ 3,000.00	$ 2.50	$ 2,500.00
5	GEOTEXTILE FABRIC	Sq. Yd.	27,140	$ 1.50	$ 40,710.00	$ 1.30	$ 35,282.00	$ 1.25	$ 33,925.00	$ 1.40	$ 37,996.00	$ 1.75	$ 47,495.00	$ 1.25	$ 33,925.00	$ 1.50	$ 40,710.00	$ 1.45	$ 39,353.00
6	STRUCTURAL GEOGRID	Sq. Yd.	1,000	$ 2.00	$ 2,000.00	$ 0.01	$ 10.00	$ 0.50	$ 500.00	$ 1.50	$ 1,500.00	$ 0.75	$ 750.00	$ 2.75	$ 2,750.00	$ 2.00	$ 2,000.00	$ 2.10	$ 2,100.00
7	SEEDING & MULCHING	Sq. Yd.	1	$ 1.00	$ 1.00	$ 0.01	$ 0.01	$ 0.01	$ 0.01	$ 1.00	$ 1.00	$ 0.01	$ 0.01	$ 75.00	$ 75.00	$ 1.00	$ 1.00	$ 1.00	$ 1.00
8	TRAFFIC CONTROL	L.S.	1	$ 20,000.00	$ 20,000.00	$ 2,250.00	$ 2,250.00	$ 18,000.00	$ 18,000.00	$ 24,810.00	$ 24,810.00	$ 13,570.00	$ 13,570.00	$ 17,000.00	$ 17,000.00	$ 20,000.00	$ 20,000.00	$ 23,375.00	$ 23,375.00
9	PAVED APPROACHES	Sq. Yd.	550	$ 70.00	$ 38,500.00	$ 38.00	$ 20,900.00	$ 35.00	$ 19,250.00	$ 30.00	$ 16,500.00	$ 65.00	$ 35,750.00	$ 75.00	$ 41,250.00	$ 78.00	$ 42,900.00	$ 83.70	$ 46,035.00
10	SAWCUTTING	Lin. Ft.	496	$ 4.50	$ 2,232.00	$ 2.00	$ 992.00	$ 3.00	$ 1,488.00	$ 3.00	$ 1,488.00	$ 3.00	$ 1,488.00	$ 2.00	$ 992.00	$ 3.00	$ 1,488.00	$ 1.80	$ 892.80
12	UNDERDRAINS	Lin. Ft.	530	$ 25.00	$ 13,250.00	$ 12.00	$ 6,360.00	$ 16.50	$ 8,745.00	$ 19.50	$ 10,335.00	$ 15.00	$ 7,950.00	$ 22.50	$ 11,925.00	$ 25.00	$ 13,250.00	$ 34.50	$ 18,285.00
13.0	SIDEWALKS	Sq. Ft.	2,350	$ 15.00	$ 35,250.00	$ 10.00	$ 23,500.00	$ 11.50	$ 27,025.00	$ 11.00	$ 25,850.00	$ 12.00	$ 28,200.00	$ 11.50	$ 27,025.00	$ 12.00	$ 28,200.00	$ 12.00	$ 28,200.00
13.1	DETECTABLE WARNING SURFACE	Each	22	$ 300.00	$ 6,600.00	$ 200.00	$ 4,400.00	$ 300.00	$ 6,600.00	$ 275.00	$ 6,050.00	$ 300.00	$ 6,600.00	$ 250.00	$ 5,500.00	$ 300.00	$ 6,600.00	$ 210.00	$ 4,620.00
14	REPLACE INLET SILL	Each	7	$ 350.00	$ 2,450.00	$ 200.00	$ 1,400.00	$ 200.00	$ 1,400.00	$ 250.00	$ 1,750.00	$ 400.00	$ 2,800.00	$ 250.00	$ 1,750.00	$ 350.00	$ 2,450.00	$ 350.00	$ 2,450.00
15	ADJUSTMENT OF INLET SILL	Each	7	$ 350.00	$ 2,450.00	$ 200.00	$ 1,400.00	$ 200.00	$ 1,400.00	$ 250.00	$ 1,750.00	$ 400.00	$ 2,800.00	$ 250.00	$ 1,750.00	$ 300.00	$ 2,100.00	$ 300.00	$ 2,100.00
16	DRILLING AND DOWELING	Each	675	$ 9.50	$ 6,412.50	$ 4.00	$ 2,700.00	$ 8.00	$ 5,400.00	$ 10.00	$ 6,750.00	$ 10.00	$ 6,750.00	$ 5.00	$ 3,375.00	$ 9.00	$ 6,075.00	$ 10.20	$ 6,885.00
17	A2 JOINTS	Lin. Ft.	792	$ 15.00	$ 11,880.00	$ 5.00	$ 3,960.00	$ 10.00	$ 7,920.00	$ 10.00	$ 7,920.00	$ 8.00	$ 6,336.00	$ 15.00	$ 11,880.00	$ 12.00	$ 9,504.00	$ 12.00	$ 9,504.00
18	SILT FENCE	Lin. Ft.	100	$ 4.00	$ 400.00	$ 1.00	$ 100.00	$ 1.00	$ 100.00	$ 2.00	$ 200.00	$ 1.00	$ 100.00	$ 6.00	$ 600.00	$ 4.00	$ 400.00	$ 4.50	$ 450.00
19	INLET PROTECTION	Each	20	$ 100.00	$ 2,000.00	$ 25.00	$ 500.00	$ 75.00	$ 1,500.00	$ 50.00	$ 1,000.00	$ 150.00	$ 3,000.00	$ 100.00	$ 2,000.00	$ 100.00	$ 2,000.00	$ 50.00	$ 1,000.00
20	GRATED TROUGH REPLACEMENT	Each	1	$ 30,000.00	$ 30,000.00	$ 19,000.00	$ 19,000.00	$ 20,000.00	$ 20,000.00	$ 22,000.00	$ 22,000.00	$ 20,000.00	$ 20,000.00	$ 28,000.00	$ 28,000.00	$ 40,000.00	$ 40,000.00	$ 23,000.00	$ 23,000.00
21	ASPHALT	Sq.Yd.	315	$ 100.00	$ 31,500.00	$ 20.00	$ 6,300.00	$ 100.00	$ 31,500.00	$ 50.00	$ 15,750.00	$ 15.00	$ 4,725.00	$ 55.00	$ 17,325.00	$ 95.00	$ 29,925.00	$ 100.00	$ 31,500.00
	BID FORM TOTAL				**$ 2,365,555.50**		**$ 1,914,876.01**		**$ 2,053,352.01**		**$ 2,057,310.00**		**$ 2,173,886.41**		**$ 2,328,792.00**		**$ 2,383,807.00**		**$ 2,560,549.60**

ITEMIZED BID
CITY OF CHESTERFIELD
2025 Selective Slab Replacement Project
2025-PW-03-A

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	REMOVAL & REPLACEMENT P.C.C PAVEMENT	Sq. Yd.	31,288	$59.00	$1,845,922.00
2	JOINT SEALANT	Sq. Yd.	31,288	$1.25	$39,110.00
3	4" ROLLED STONE BASE	Sq. Yd.	31,288	$8.00	$250,304.00
4	UNDERGRADING	Cu. Ft.	1,000	$0.01	$10.00
5	GEOTEXTILE FABRIC	Sq. Yd.	31,288	$1.45	$45,367.60
6	STRUCTUAL GEOGRID	Sq. Yd.	1,000	$0.20	$200.00
7	SEEDING & MULCHING	Sq. Yd.	1	$0.01	$0.01
8	TRAFFIC CONTROL	L.S.	1	$7,500.00	$7,500.00
9	PAVED APPROACHES	Sq. Yd.	360	$40.00	$14,400.00
10	SAWCUTTING	Lin. Ft.	1,073	$2.00	$2,146.00
11	UNDERDRAINS	Lin. Ft.	840	$14.00	$11,760.00
12	SIDEWALKS	Sq. Ft.	2,400	$11.50	$27,600.00
13	DETACHABLE WARNING SURFACES	Each	26	$250.00	$6,500.00
14	REPLACE INLET SILL	Each	7	$250.00	$1,750.00
15	ADJUSTMENT TO INLET SILL	Each	7	$250.00	$1,750.00
16	DRILLING & DOWELING	Each	450	$5.00	$2,250.00
17	A2 JOINTS	Lin. Ft.	558	$8.75	$4,882.50
18	SILT FENCE	Lin. Ft.	100	$1.00	$100.00
19	INLET PROTECTION	Each	20	$70.00	$1,400.00
20	GRATED TROUGH REPLACEMENT	Each	1	$19,000.00	$19,000.00
21	ASPHALT	Sq.Yd.	50	$20.00	$1,000.00
22	STRIPING (WHITE)	Lin. Ft.	240	$5.00	$1,200.00
23	STRIPING (YELLOW)	Lin. Ft.	285	$5.00	$1,425.00
24	STRIPING (CROSSWALK)	Lin. Ft.	166	$5.00	$830.00
25	STRIPING (STOP BAR)	Each	1	$500.00	$500.00
26	STRIPING (ARROW)	Each	2	$750.00	$1,500.00
			TOTAL BID		$2,288,477.11

BF 2

ITEMIZED BID
CITY OF CHESTERFIELD
2024 Selective Slab Replacement Project
2024-PW-03-B

$13.00

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	REMOVE & REPLACE P.C.C. PAVEMENT	Sq. Yd.	27,140	$59.00	$1,601,260.00
2	JOINT SEALANT	Sq. Yd.	27,140	$0.80	$21,712.00
3	4" ROLLED STONE BASE	Sq. Yd.	27,140	$6.00	$162,840.00
4	UNDERGRADING	Cu. Ft.	1,000	$0.01	$10.00
5	GEOTEXTILE FABRIC	Sq. Yd.	27,140	$1.30	$35,282.00
6	STRUCTURAL GEOGRID	Sq. Yd.	1,000	$0.01	$10.00
7	SEEDING & MULCHING	Sq. Yd.	1	$0.01	$0.01
8	TRAFFIC CONTROL	L.S.	1	$2,250.00	$2,250.00
9	PAVED APPROACHES	Sq. Yd.	550	$38.00	$20,900.00
10	SAWCUTTING	Lin. Ft.	496	$2.00	$992.00
12	UNDERDRAINS	Lin. Ft.	530	$12.00	$6,360.00
13.0	SIDEWALKS	Sq. Ft.	2,350	$10.00	$23,500.00
13.1	DETECTABLE WARNING SURFACE	Each	22	$200.00	$4,400.00
14	REPLACE INLET SILL	Each	7	$200.00	$1,400.00
15	ADJUSTMENT OF INLET SILL	Each	7	$200.00	$1,400.00
16	DRILLING AND DOWELING	Each	675	$4.00	$2,700.00
17	A2 JOINTS	Lin. Ft.	792	$5.00	$3,960.00
18	SILT FENCE	Lin. Ft.	100	$1.00	$100.00
19	INLET PROTECTION	Each	20	$25.00	$500.00
20	GRATED TROUGH REPLACEMENT	Each	1	$19,000.00	$19,000.00
21	ASPHALT	Sq.Yd.	315	$20.00	$6,300.00
				TOTAL BID	$1,914,876.01

BF 2

MEMORANDUM

DATE: January 21, 2025

TO: Mike Geisel
City Administrator

FROM: Denise Pozniak, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – Sav-On Liquor & Wine #11**

Sav-On Liquor & Wine #11… has requested a new liquor license for retail sale of all kinds of intoxicating liquor, drinks to be consumed on premise, and Sunday sales.

Business description: Wholesale liquor store

There are no known outstanding municipal violations at this location:
17397 Chesterfield Airport Rd

Nitesh Patel is the managing officer.

This application was reviewed and approved by both the Police Department and the Department of Planning.

With City Council approval at the Monday February 3, 2025 city council meeting, I will immediately issue this license.

Memorandum
Department of Planning

To: City Council

From: Justin Wyse, Director of Planning JW

Date: February 3, 2025

RE: Chesterfield Regional Tax Increment Financing District – RPA-1A, RPA-1B, RPA-1C, RPA-1D and RPA 3 (Bills 3426, 3427, 3428, 3429 & 3430)

Summary

Bills 3426-3430 pertain to the activation of areas within the Chesterfield Regional Tax Increment Financing District. These ordinances were introduced on February 6th, 2023 and first reading of the Bills were completed. On February 5th, 2024 City Council approved a motion to postpone Bills 3426, 3427, 3428, 3429 and 3430 until the first scheduled meeting in February of 2025. Significant progress has been made in preparing for activation of the various areas; however, additional time is needed. As such, staff recommends that City Council postpone action on the second reading of each of the Bills until February of 2026 or earlier if necessary.

BILL NO. 3426 **ORDINANCE NO.____________**

AN ORDINANCE APPROVING A REDEVELOPMENT PROJECT PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, SECTIONS 99.800 TO 99.865 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED, FOR THAT PORTION OF THE REDEVELOPMENT AREA DESIGNATED AS RPA 1-A UNDER THE CHESTERFIELD TAX INCREMENT FINANCING REDEVELPOMENT PLAN & PROJECT; ADOPTING TAX INCREMENT FINANCING WITHIN RPA 1-A; MAKING FINDINGS WITH RESPECT THERETO; ESTABLISHING A SPECIAL ALLOCATION FUND WITH RESPECT TO RPA 1-A; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS AND OFFICERS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of Chesterfield, Missouri (the “City”), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the City has established the Chesterfield Regional Tax Increment Financing Commission of the City of Chesterfield, Missouri (the “TIF Commission”), in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “TIF Act”); and

WHEREAS, the TIF Commission is duly constituted according to the TIF Act, and is authorized to transact business, exercise its powers, and to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, staff and consultants of the City prepared a plan for redevelopment titled “Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project” dated [October 21, 2022], as revised and amended and on file with the City Clerk (the “Redevelopment Plan”), for an area including approximately 216.39 acres of real property generally bounded by Wild Horse Creek Road and S. Outer 40 Road to the north, Clarkson Road to the east, Chesterfield Parkway to the south and a riparian corridor to the west (the “Redevelopment Area”), which Redevelopment Area is more fully described in the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan divides the Redevelopment Area into multiple redevelopment project areas (each, an “RPA”); and

WHEREAS, the Redevelopment Plan envisions multiple projects across the RPAs (as further described in the Redevelopment Plan, the "Redevelopment Project(s)", with each RPA being redeveloped for a mix of uses, including residential, retail, commercial, and public gathering spaces (as further described in the Redevelopment Plan); and

WHEREAS, the Redevelopment Plan envisions that the Redevelopment Projects (as defined in the Redevelopment Plan) will renovate, rehabilitate, redevelop, and reconstruct existing improvements, or construct or install new improvements within each RPA in order to meet the objectives of the Redevelopment Plan, all as further discussed therein; and

WHEREAS, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act that commenced on November 1, 2022 and was closed on November 21, 2022, at which the TIF Commission received comments from all interested persons and affected taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; and

WHEREAS, on November 21, 2022, by majority vote, the TIF Commission passed a resolution (the "Resolution") to recommend that the City Council, among other things, adopt an ordinance in the form required by the TIF Act: (i) adopting tax increment financing within the Redevelopment Area; (ii) approving the Redevelopment Plan; (iii) approving and designating the Redevelopment Area as a "redevelopment area" as provided in the TIF Act and approving each RPA; and (iv) approving the Redevelopment Project as described within the Redevelopment Plan; and

WHEREAS, Wildhorse Village, LP, and TSG Downtown Chesterfield Redevelopment, LLC (collectively, the "Developers" and each a "Developer"), have each demonstrated that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible and would not otherwise be completed without the adoption of tax increment financing; and

WHEREAS, the Redevelopment Plan describes RPA 1-A, in part, as a portion of the Redevelopment Area located at the Chesterfield Mall property (referred to in this Ordinance as "RPA 1-A"); and

WHEREAS, the Redevelopment Plan states that the Redevelopment Project components for RPA 1-A consist of, among other things, the construction of building space, including parking spaces, restaurant space, grocery space, retail space, apartment units, and commercial office buildings (the "RPA 1-A Redevelopment Project"); and

WHEREAS, the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a "blighted area" as provided in the TIF Act; and

WHEREAS, the City Council of the City (the "City Council") has received the Resolution and hereby finds and determines that it is necessary and desirable and in the best interests of the City to approve the RPA 1-A Redevelopment Project, to adopt tax increment financing within the portion of the Redevelopment Area known as RPA 1-A and to establish a special allocation fund for RPA 1-A in order to provide for the promotion of the general welfare through the redevelopment of RPA 1-A, in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City, providing for a stabilized economy and plan for the optimal growth of the City, encouragement of a sense of community identify, safety, and civic pride, and redevelopment of key properties in the City.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City hereby adopts and approves the RPA 1-A Redevelopment Project as described in the Redevelopment Plan.

Section 2. Pursuant to the TIF Act, the estimated dates of completion of the RPA 1-A Redevelopment Project and the retirement of the financial obligations issued to pay for certain redevelopment project costs relating thereto will not be more than 23 years from the date of this Ordinance.

Section 3. There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the *"Chesterfield Regional Special Allocation Fund – RPA 1-A."* To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City hereby pledges funds in the Chesterfield Regional Special Allocation Fund – RPA 1-A for the payment of Redevelopment Project costs and obligations incurred in the payment thereof.

Section 4. Tax increment financing is hereby adopted within RPA 1-A. After the total equalized assessed valuation of the taxable real property in RPA 1-A exceeds the certified total initial equalized assessed valuation of the taxable real property in RPA 1-A, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in RPA 1-A by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until RPA 1-A Redevelopment Project costs have been paid shall be divided as follows:

A. The portion of taxes, penalties, and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in RPA 1-A shall be allocated to and, when collected, shall be paid by the City Clerk, Assistant to the Mayor or other City official designated by the Mayor ("City Official") to the respected affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in RPA 1-A and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in RPA 1-A shall be allocated to and, when collected shall be paid to the City Official, who shall deposit such payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 1-A for the purpose of paying Redevelopment Project costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the RPA 1-A real estate from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

Section 5. In addition to the payments in lieu of taxes described in Section 4 of this Ordinance; 50% of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing district, and which are generated by economic activities within RPA 1-A over the amount of such taxes generated by economic activities within RPA 1-A in the calendar year prior to the adoption of this Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, or taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, taxes imposed on sales pursuant to subsection 2 of Section 67.1712 of the Revised Statutes of Missouri, as amended, for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, or taxes imposed on sales under and pursuant to Section 67.700 or 650.399 of the Revised Statutes of Missouri, as amended, for the purpose of emergency communication systems, shall be allocated to, and paid by the collecting officer to the City Official or other designated financial officer of the City who shall deposit such funds in a separate segregated account within the Chesterfield Regional Special Allocation Fund – RPA 1-A.

Section 6. The City is hereby authorized to enter into agreements or contracts with other taxing districts as is necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Section 4 and Section 5 of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 1-A for the payment of Redevelopment Project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

Section 7. The City Clerk is hereby directed to submit a certified copy of this Ordinance to the St. Louis County Assessor, who is directed to determine the total equalized assessed value of all taxable real property within RPA 1-A as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within RPA 1-A, and shall certify such amount as the total initial equalized assessed value of the taxable real property within RPA 1-A.

Section 8. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 9. The Mayor of the City or his designated representatives, with the advice and concurrence of the City Attorney, is hereby further authorized to make any changes to the documents, agreements, and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such changes by the Mayor or his designated representatives.

Section 10. It is hereby declared to be the intention of the City Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other party, section, and subsection hereof and that the City Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 11. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _______ day of ___________________, 2025.

_______________________________ _______________________________

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

FIRST READING HELD:
__02/06/2023_____________

____
Vickie McGownd, CITY CLERK

BILL NO. _3427______ ORDINANCE NO._____________

AN ORDINANCE APPROVING A REDEVELOPMENT PROJECT PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, SECTIONS 99.800 TO 99.865 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED, FOR THAT PORTION OF THE REDEVELOPMENT AREA DESIGNATED AS RPA 1-B UNDER THE CHESTERFIELD TAX INCREMENT FINANCING REDEVELPOMENT PLAN & PROJECT; ADOPTING TAX INCREMENT FINANCING WITHIN RPA 1-B; MAKING FINDINGS WITH RESPECT THERETO; ESTABLISHING A SPECIAL ALLOCATION FUND WITH RESPECT TO RPA 1-B; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS AND OFFICERS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of Chesterfield, Missouri (the "City"), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the City has established the Chesterfield Regional Tax Increment Financing Commission of the City of Chesterfield, Missouri (the "TIF Commission"), in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"); and

WHEREAS, the TIF Commission is duly constituted according to the TIF Act, and is authorized to transact business, exercise its powers, and to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, staff and consultants of the City prepared a plan for redevelopment titled "Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project" dated October 21, 2022, as revised and amended and on file with the City Clerk (the "Redevelopment Plan"), for an area including approximately 216.39 acres of real property generally bounded by Wild Horse Creek Road and S. Outer 40 Road to the north, Clarkson Road to the east, Chesterfield Parkway to the south and a riparian corridor to the west (the "Redevelopment Area"), which Redevelopment Area is more fully described in the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan divides the Redevelopment Area into multiple redevelopment project areas (each, an "RPA"); and

WHEREAS, the Redevelopment Plan envisions multiple projects across the RPAs (as further described in the Redevelopment Plan, the "Redevelopment Project(s)", with each RPA being redeveloped for a mix of uses, including residential, retail, commercial, and public gathering spaces (as further described in the Redevelopment Plan); and

WHEREAS, the Redevelopment Plan envisions that the Redevelopment Projects (as defined in the Redevelopment Plan) will renovate, rehabilitate, redevelop, and reconstruct existing improvements, or construct or install new improvements within each RPA in order to meet the objectives of the Redevelopment Plan, all as further discussed therein; and

WHEREAS, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act that commenced on November 1, 2022 and was closed on November 21, 2022, at which the TIF Commission received comments from all interested persons and affected taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; and

WHEREAS, on November 21, 2022, by majority vote, the TIF Commission passed a resolution (the "Resolution") to recommend that the City Council, among other things, adopt an ordinance in the form required by the TIF Act: (i) adopting tax increment financing within the Redevelopment Area; (ii) approving the Redevelopment Plan; (iii) approving and designating the Redevelopment Area as a "redevelopment area" as provided in the TIF Act and approving each RPA; and (iv) approving the Redevelopment Project as described within the Redevelopment Plan; and

WHEREAS, Wildhorse Village, LP, and TSG Downtown Chesterfield Redevelopment, LLC (collectively, the "Developers" and each a "Developer"), have each demonstrated that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible and would not otherwise be completed without the adoption of tax increment financing; and

WHEREAS, the Redevelopment Plan describes RPA 1-B, in part, as a portion of the Redevelopment Area located at the Chesterfield Mall property (referred to in this Ordinance as "RPA 1-B"); and

WHEREAS, the Redevelopment Plan states that the Redevelopment Project components for RPA 1-B consist of, among other things, the construction of building space, including parking spaces, retail space, hotel space, apartment or condominium units, and commercial office buildings (the "RPA 1-B Redevelopment Project"); and

WHEREAS, the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a "blighted area" as provided in the TIF Act; and

WHEREAS, the City Council of the City (the "City Council") has received the Resolution and hereby finds and determines that it is necessary and desirable and in the best interests of the City to approve the RPA 1-B Redevelopment Project, to adopt tax increment financing within the portion of the Redevelopment Area known as RPA 1-B and to establish a special allocation fund for RPA 1-B in order to provide for the promotion of the general welfare through the redevelopment of RPA 1-B, in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City, providing for a stabilized economy and plan for the optimal growth of the City, encouragement of a sense of community identify, safety, and civic pride, and redevelopment of key properties in the City.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City hereby adopts and approves the RPA 1-B Redevelopment Project as described in the Redevelopment Plan.

Section 2. Pursuant to the TIF Act, the estimated dates of completion of the RPA 1-B Redevelopment Project and the retirement of the financial obligations issued to pay for certain redevelopment project costs relating thereto will not be more than 23 years from the date of this Ordinance.

Section 3. There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the *"Chesterfield Regional*

Special Allocation Fund – RPA 1-B." To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City hereby pledges funds in the Chesterfield Regional Special Allocation Fund – RPA 1-B for the payment of Redevelopment Project costs and obligations incurred in the payment thereof.

<u>Section 4.</u> Tax increment financing is hereby adopted within RPA 1-B. After the total equalized assessed valuation of the taxable real property in RPA 1-B exceeds the certified total initial equalized assessed valuation of the taxable real property in RPA 1-B, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in RPA 1-B by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until RPA 1-B Redevelopment Project costs have been paid shall be divided as follows:

A. The portion of taxes, penalties, and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in RPA 1-B shall be allocated to and, when collected, shall be paid by the City Clerk, Assistant to the Mayor or other City official designated by the Mayor ("City Official") to the respected affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in RPA 1-B and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in RPA 1-B shall be allocated to and, when collected shall be paid to the City Official, who shall deposit such payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 1-B for the purpose of paying Redevelopment Project costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the RPA 1-B real estate from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

<u>Section 5.</u> In addition to the payments in lieu of taxes described in Section 4 of this Ordinance; 50% of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing district, and which are generated by economic activities within RPA 1-B over the amount of such taxes generated by economic activities within RPA 1-B in the calendar year prior to the adoption of this Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, or taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, taxes imposed on sales pursuant to subsection 2 of Section 67.1712 of the Revised Statutes of Missouri, as amended, for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, or taxes imposed on sales under and pursuant to Section 67.700 or 650.399 of the Revised Statutes of Missouri, as amended, for the purpose of emergency communication systems, shall be allocated to, and paid by the collecting officer to the City Official or other designated financial officer of the City who shall deposit such funds in a separate segregated account within the Chesterfield Regional Special Allocation Fund – RPA 1-B.

Section 6. The City is hereby authorized to enter into agreements or contracts with other taxing districts as is necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Section 4 and Section 5 of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 1-B for the payment of Redevelopment Project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

Section 7. The City Clerk is hereby directed to submit a certified copy of this Ordinance to the St. Louis County Assessor, who is directed to determine the total equalized assessed value of all taxable real property within RPA 1-B as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within RPA 1-B, and shall certify such amount as the total initial equalized assessed value of the taxable real property within RPA 1-B.

Section 8. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 9. The Mayor of the City or his designated representatives, with the advice and concurrence of the City Attorney, is hereby further authorized to make any changes to the documents, agreements, and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such changes by the Mayor or his designated representatives.

Section 10. It is hereby declared to be the intention of the City Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other party, section, and subsection hereof and that the City Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 11. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _______ day of ____________________, 2025.

_______________________________ PRESIDING OFFICER

_______________________________ Bob Nation, MAYOR

ATTEST:

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Vickie McGownd, CITY CLERK

FIRST READING HELD: _02/06/2023___

BILL NO. _3428______ **ORDINANCE NO.____________**

AN ORDINANCE APPROVING A REDEVELOPMENT PROJECT PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, SECTIONS 99.800 TO 99.865 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED, FOR THAT PORTION OF THE REDEVELOPMENT AREA DESIGNATED AS RPA 1-C UNDER THE CHESTERFIELD TAX INCREMENT FINANCING REDEVELPOMENT PLAN & PROJECT; ADOPTING TAX INCREMENT FINANCING WITHIN RPA 1-C; MAKING FINDINGS WITH RESPECT THERETO; ESTABLISHING A SPECIAL ALLOCATION FUND WITH RESPECT TO RPA 1-C; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS AND OFFICERS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of Chesterfield, Missouri (the "City"), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the City has established the Chesterfield Regional Tax Increment Financing Commission of the City of Chesterfield, Missouri (the "TIF Commission"), in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"); and

WHEREAS, the TIF Commission is duly constituted according to the TIF Act, and is authorized to transact business, exercise its powers, and to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, staff and consultants of the City prepared a plan for redevelopment titled "Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project" dated October 21, 2022, as revised and amended and on file with the City Clerk (the "Redevelopment Plan"), for an area including approximately 216.39 acres of real property generally bounded by Wild Horse Creek Road and S. Outer 40 Road to the north, Clarkson Road to the east, Chesterfield Parkway to the south and a riparian corridor to the west (the "Redevelopment Area"), which Redevelopment Area is more fully described in the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan divides the Redevelopment Area into multiple redevelopment project areas (each, an "RPA"); and

WHEREAS, the Redevelopment Plan envisions multiple projects across the RPAs (as further described in the Redevelopment Plan, the "Redevelopment Project(s)", with each RPA being redeveloped for a mix of uses, including residential, retail, commercial, and public gathering spaces (as further described in the Redevelopment Plan); and

WHEREAS, the Redevelopment Plan envisions that the Redevelopment Projects (as defined in the Redevelopment Plan) will renovate, rehabilitate, redevelop, and reconstruct existing improvements, or construct or install new improvements within each RPA in order to meet the objectives of the Redevelopment Plan, all as further discussed therein; and

WHEREAS, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act that commenced on November 1, 2022 and was closed on November 21, 2022, at which the TIF Commission received comments from all interested persons and affected taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; and

WHEREAS, on November 21, 2022, by majority vote, the TIF Commission passed a resolution (the "Resolution") to recommend that the City Council, among other things, adopt an ordinance in the form required by the TIF Act: (i) adopting tax increment financing within the Redevelopment Area; (ii) approving the Redevelopment Plan; (iii) approving and designating the Redevelopment Area as a "redevelopment area" as provided in the TIF Act and approving each RPA; and (iv) approving the Redevelopment Project as described within the Redevelopment Plan; and

WHEREAS, Wildhorse Village, LP, and TSG Downtown Chesterfield Redevelopment, LLC (collectively, the "Developers" and each a "Developer"), have each demonstrated that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible and would not otherwise be completed without the adoption of tax increment financing; and

WHEREAS, the Redevelopment Plan describes RPA 1-C, in part, as a portion of the Redevelopment Area located at the Chesterfield Mall property (referred to in this Ordinance as "RPA 1-C"); and

WHEREAS, the Redevelopment Plan states that the Redevelopment Project components for RPA 1-C consist of, among other things, the construction of building space, including parking spaces, apartment units, and commercial office buildings (the "RPA 1-C Redevelopment Project"); and

WHEREAS, the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a "blighted area" as provided in the TIF Act; and

WHEREAS, the City Council of the City (the "City Council") has received the Resolution and hereby finds and determines that it is necessary and desirable and in the best interests of the City to approve the RPA 1-C Redevelopment Project, to adopt tax increment financing within the portion of the Redevelopment Area known as RPA 1-C and to establish a special allocation fund for RPA 1-C in order to provide for the promotion of the general welfare through the redevelopment of RPA 1-C, in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City, providing for a stabilized economy and plan for the optimal growth of the City, encouragement of a sense of community identify, safety, and civic pride, and redevelopment of key properties in the City.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City hereby adopts and approves the RPA 1-C Redevelopment Project as described in the Redevelopment Plan.

Section 2. Pursuant to the TIF Act, the estimated dates of completion of the RPA 1-C Redevelopment Project and the retirement of the financial obligations issued to pay for certain redevelopment project costs relating thereto will not be more than 23 years from the date of this Ordinance.

Section 3. There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the *"Chesterfield Regional Special Allocation Fund – RPA 1-C."* To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City hereby pledges funds in the Chesterfield Regional Special Allocation Fund – RPA 1-C for the payment of Redevelopment Project costs and obligations incurred in the payment thereof.

Section 4. Tax increment financing is hereby adopted within RPA 1-C. After the total equalized assessed valuation of the taxable real property in RPA 1-C exceeds the certified total initial equalized assessed valuation of the taxable real property in RPA 1-C, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in RPA 1-C by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until RPA 1-C Redevelopment Project costs have been paid shall be divided as follows:

A. The portion of taxes, penalties, and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in RPA 1-C shall be allocated to and, when collected, shall be paid by the City Clerk, Assistant to the Mayor or other City official designated by the Mayor ("City Official") to the respected affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in RPA 1-C and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in RPA 1-C shall be allocated to and, when collected shall be paid to the City Official, who shall deposit such payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 1-C for the purpose of paying Redevelopment Project costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the RPA 1-C real estate from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

Section 5. In addition to the payments in lieu of taxes described in Section 4 of this Ordinance; 50% of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing district, and which are generated by economic activities within RPA 1-C over the amount of such taxes generated by economic activities within RPA 1-C in the calendar year prior to the adoption of this Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, or taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, taxes imposed on sales pursuant to subsection 2 of Section 67.1712 of the Revised Statutes of Missouri, as amended, for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, or taxes imposed on sales under and pursuant to Section 67.700 or 650.399 of the Revised Statutes of Missouri, as amended, for the purpose of emergency communication systems, shall be allocated to, and paid by the collecting officer to the City Official or other designated financial officer of the City who shall deposit such funds in a separate segregated account within the Chesterfield Regional Special Allocation Fund – RPA 1-C.

Section 6. The City is hereby authorized to enter into agreements or contracts with other taxing districts as is necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Section 4 and Section 5 of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 1-C for the payment of Redevelopment Project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

Section 7. The City Clerk is hereby directed to submit a certified copy of this Ordinance to the St. Louis County Assessor, who is directed to determine the total equalized assessed value of all taxable real property within RPA 1-C as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within RPA 1-C, and shall certify such amount as the total initial equalized assessed value of the taxable real property within RPA 1-C.

Section 8. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 9. The Mayor of the City or his designated representatives, with the advice and concurrence of the City Attorney, is hereby further authorized to make any changes to the documents, agreements, and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such changes by the Mayor or his designated representatives.

Section 10. It is hereby declared to be the intention of the City Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other party, section, and subsection hereof and that the City Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 11. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _______ day of ____________________, 2025.

______________________________ ______________________________

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

FIRST READING HELD: __02/06/2023___

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Vickie McGownd, CITY CLERK

BILL NO. _3429______ ORDINANCE NO.____________

AN ORDINANCE APPROVING A REDEVELOPMENT PROJECT PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, SECTIONS 99.800 TO 99.865 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED, FOR THAT PORTION OF THE REDEVELOPMENT AREA DESIGNATED AS RPA 1-D UNDER THE CHESTERFIELD TAX INCREMENT FINANCING REDEVELPOMENT PLAN & PROJECT; ADOPTING TAX INCREMENT FINANCING WITHIN RPA 1-D; MAKING FINDINGS WITH RESPECT THERETO; ESTABLISHING A SPECIAL ALLOCATION FUND WITH RESPECT TO RPA 1-D; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS AND OFFICERS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of Chesterfield, Missouri (the "City"), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the City has established the Chesterfield Regional Tax Increment Financing Commission of the City of Chesterfield, Missouri (the "TIF Commission"), in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"); and

WHEREAS, the TIF Commission is duly constituted according to the TIF Act, and is authorized to transact business, exercise its powers, and to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, staff and consultants of the City prepared a plan for redevelopment titled "Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project" dated October 21, 2022, as revised and amended and on file with the City Clerk (the "Redevelopment Plan"), for an area including approximately 216.39 acres of real property generally bounded by Wild Horse Creek Road and S. Outer 40 Road to the north, Clarkson Road to the east, Chesterfield Parkway to the south and a riparian corridor to the west (the "Redevelopment Area"), which Redevelopment Area is more fully described in the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan divides the Redevelopment Area into multiple redevelopment project areas (each, an "RPA"); and

WHEREAS, the Redevelopment Plan envisions multiple projects across the RPAs (as further described in the Redevelopment Plan, the "Redevelopment Project(s)", with each RPA being redeveloped for a mix of uses, including residential, retail, commercial, and public gathering spaces (as further described in the Redevelopment Plan); and

WHEREAS, the Redevelopment Plan envisions that the Redevelopment Projects (as defined in the Redevelopment Plan) will renovate, rehabilitate, redevelop, and reconstruct existing improvements, or construct or install new improvements within each RPA in order to meet the objectives of the Redevelopment Plan, all as further discussed therein; and

WHEREAS, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act that commenced on November 1, 2022 and was closed on November 21, 2022, at which the TIF Commission received comments from all interested persons and affected taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; and

WHEREAS, on November 21, 2022, by majority vote, the TIF Commission passed a resolution (the "Resolution") to recommend that the City Council, among other things, adopt an ordinance in the form required by the TIF Act: (i) adopting tax increment financing within the Redevelopment Area; (ii) approving the Redevelopment Plan; (iii) approving and designating the Redevelopment Area as a "redevelopment area" as provided in the TIF Act and approving each RPA; and (iv) approving the Redevelopment Project as described within the Redevelopment Plan; and

WHEREAS, Wildhorse Village, LP, and TSG Downtown Chesterfield Redevelopment, LLC (collectively, the "Developers" and each a "Developer"), have each demonstrated that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible and would not otherwise be completed without the adoption of tax increment financing; and

WHEREAS, the Redevelopment Plan describes RPA 1-D, in part, as a portion of the Redevelopment Area located at the Chesterfield Mall property (referred to in this Ordinance as "RPA 1-D"); and

WHEREAS, the Redevelopment Plan states that the Redevelopment Project components for RPA 1-D consist of, among other things, the construction of building space, including parking spaces, retail space, and commercial office buildings (the "RPA 1-D Redevelopment Project"); and

WHEREAS, the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a "blighted area" as provided in the TIF Act; and

WHEREAS, the City Council of the City (the "City Council") has received the Resolution and hereby finds and determines that it is necessary and desirable and in the best interests of the City to approve the RPA 1-D Redevelopment Project, to adopt tax increment financing within the portion of the Redevelopment Area known as RPA 1-D and to establish a special allocation fund for RPA 1-D in order to provide for the promotion of the general welfare through the redevelopment of RPA 1-D, in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City, providing for a stabilized economy and plan for the optimal growth of the City, encouragement of a sense of community identify, safety, and civic pride, and redevelopment of key properties in the City.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City hereby adopts and approves the RPA 1-D Redevelopment Project as described in the Redevelopment Plan.

Section 2. Pursuant to the TIF Act, the estimated dates of completion of the RPA 1-D Redevelopment Project and the retirement of the financial obligations issued to pay for certain redevelopment project costs relating thereto will not be more than 23 years from the date of this Ordinance.

Section 3. There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the *"Chesterfield Regional Special Allocation Fund – RPA 1-D."* To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City hereby pledges funds in the Chesterfield Regional Special Allocation Fund – RPA 1-D for the payment of Redevelopment Project costs and obligations incurred in the payment thereof.

Section 4. Tax increment financing is hereby adopted within RPA 1-D. After the total equalized assessed valuation of the taxable real property in RPA 1-D exceeds the certified total initial equalized assessed valuation of the taxable real property in RPA 1-D, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in RPA 1-D by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until RPA 1-D Redevelopment Project costs have been paid shall be divided as follows:

A. The portion of taxes, penalties, and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in RPA 1-D shall be allocated to and, when collected, shall be paid by the City Clerk, Assistant to the Mayor or other City official designated by the Mayor ("City Official") to the respected affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in RPA 1-D and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in RPA 1-D shall be allocated to and, when collected shall be paid to the City Official, who shall deposit such payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 1-D for the purpose of paying Redevelopment Project costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the RPA 1-D real estate from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

Section 5. In addition to the payments in lieu of taxes described in Section 4 of this Ordinance; 50% of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing district, and which are generated by economic activities within RPA 1-D over the amount of such taxes generated by economic activities within RPA 1-D in the calendar year prior to the adoption of this Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, or taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, taxes imposed on sales pursuant to subsection 2 of Section 67.1712 of the Revised Statutes of Missouri, as amended, for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, or taxes imposed on sales under and pursuant to Section 67.700 or 650.399 of the Revised Statutes of Missouri, as amended, for the purpose of emergency communication systems, shall be allocated to, and paid by the collecting officer to the City Official or other designated financial officer of the City who shall deposit such funds in a separate segregated account within the Chesterfield Regional Special Allocation Fund – RPA 1-D.

Section 6. The City is hereby authorized to enter into agreements or contracts with other taxing districts as is necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Section 4 and Section 5 of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 1-D for the payment of Redevelopment Project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

Section 7. The City Clerk is hereby directed to submit a certified copy of this Ordinance to the St. Louis County Assessor, who is directed to determine the total equalized assessed value of all taxable real property within RPA 1-D as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within RPA 1-D, and shall certify such amount as the total initial equalized assessed value of the taxable real property within RPA 1-D.

Section 8. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 9. The Mayor of the City or his designated representatives, with the advice and concurrence of the City Attorney, is hereby further authorized to make any changes to the documents, agreements, and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such changes by the Mayor or his designated representatives.

Section 10. It is hereby declared to be the intention of the City Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other party, section, and subsection hereof and that the City Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 11. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _______ day of ___________________, 2025.

_____________________________ PRESIDING OFFICER

_____________________________ Bob Nation, MAYOR

ATTEST:

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Vickie McGownd, CITY CLERK

FIRST READING HELD: __02/06/2023___

BILL NO. __3430______ **ORDINANCE NO._____________**

AN ORDINANCE APPROVING A REDEVELOPMENT PROJECT PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT, SECTIONS 99.800 TO 99.865 OF THE REVISED STATUTES OF MISSOURI, AS AMENDED, FOR THAT PORTION OF THE REDEVELOPMENT AREA DESIGNATED AS RPA 3 UNDER THE CHESTERFIELD TAX INCREMENT FINANCING REDEVELPOMENT PLAN & PROJECT; ADOPTING TAX INCREMENT FINANCING WITHIN RPA 3; MAKING FINDINGS WITH RESPECT THERETO; ESTABLISHING A SPECIAL ALLOCATION FUND WITH RESPECT TO RPA 3; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS AND OFFICERS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of Chesterfield, Missouri (the "City"), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the City has established the Chesterfield Regional Tax Increment Financing Commission of the City of Chesterfield, Missouri (the "TIF Commission"), in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"); and

WHEREAS, the TIF Commission is duly constituted according to the TIF Act, and is authorized to transact business, exercise its powers, and to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, staff and consultants of the City prepared a plan for redevelopment titled "Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project" dated October 21, 2022, as revised and amended and on file with the City Clerk (the "Redevelopment Plan"), for an area including approximately 216.39 acres of real property generally bounded by Wild Horse Creek Road and S. Outer 40 Road to the north, Clarkson Road to the east, Chesterfield Parkway to the south and a riparian corridor to the west (the "Redevelopment Area"), which Redevelopment Area is more fully described in the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan divides the Redevelopment Area into multiple redevelopment project areas (each, an "RPA"); and

WHEREAS, the Redevelopment Plan envisions multiple projects across the RPAs (as further described in the Redevelopment Plan, the “Redevelopment Project(s)”, with each RPA being redeveloped for a mix of uses, including residential, retail, commercial, and public gathering spaces (as further described in the Redevelopment Plan); and

WHEREAS, the Redevelopment Plan envisions that the Redevelopment Projects (as defined in the Redevelopment Plan) will renovate, rehabilitate, redevelop, and reconstruct existing improvements, or construct or install new improvements within each RPA in order to meet the objectives of the Redevelopment Plan, all as further discussed therein; and

WHEREAS, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act that commenced on November 1, 2022 and was closed on November 21, 2022, at which the TIF Commission received comments from all interested persons and affected taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; and

WHEREAS, on November 21, 2022, by majority vote, the TIF Commission passed a resolution (the “Resolution”) to recommend that the City Council, among other things, adopt an ordinance in the form required by the TIF Act: (i) adopting tax increment financing within the Redevelopment Area; (ii) approving the Redevelopment Plan; (iii) approving and designating the Redevelopment Area as a “redevelopment area” as provided in the TIF Act and approving each RPA; and (iv) approving the Redevelopment Project as described within the Redevelopment Plan; and

WHEREAS, Wildhorse Village, LP, and TSG Downtown Chesterfield Redevelopment, LLC (collectively, the “Developers” and each a “Developer”), have each demonstrated that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible and would not otherwise be completed without the adoption of tax increment financing; and

WHEREAS, the Redevelopment Plan describes RPA 3, in part, as a portion of the Redevelopment Area located at the Chesterfield Mall property (referred to in this Ordinance as “RPA 3”); and

WHEREAS, the Redevelopment Plan states that the Redevelopment Project components for RPA 3 consist of, among other things, the improvement and construction of roadways and traffic signalization, off-street parking, utilities (water, electrical, gas), storm sewers and detention, etc. for various projects within the City (the "RPA 3 Redevelopment Project"); and

WHEREAS, the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a "blighted area" as provided in the TIF Act; and

WHEREAS, the City Council of the City (the "City Council") has received the Resolution and hereby finds and determines that it is necessary and desirable and in the best interests of the City to approve the RPA 3 Redevelopment Project, to adopt tax increment financing within the portion of the Redevelopment Area known as RPA 3 and to establish a special allocation fund for RPA 3 in order to provide for the promotion of the general welfare through the redevelopment of RPA 3, in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City, providing for a stabilized economy and plan for the optimal growth of the City, encouragement of a sense of community identify, safety, and civic pride, and redevelopment of key properties in the City.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City hereby adopts and approves the RPA 3 Redevelopment Project as described in the Redevelopment Plan.

Section 2. Pursuant to the TIF Act, the estimated dates of completion of the RPA 3 Redevelopment Project and the retirement of the financial obligations issued to pay for certain redevelopment project costs relating thereto will not be more than 23 years from the date of this Ordinance.

Section 3. There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the *"Chesterfield Regional Special Allocation Fund – RPA 3."* To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City hereby pledges funds in the Chesterfield Regional Special Allocation Fund – RPA 3 for the payment of Redevelopment Project costs and obligations incurred in the payment thereof.

Section 4. Tax increment financing is hereby adopted within RPA 3. After the total equalized assessed valuation of the taxable real property in RPA 3 exceeds the certified total initial equalized assessed valuation of the taxable real property in RPA 3, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in RPA 3 by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until RPA 3 Redevelopment Project costs have been paid shall be divided as follows:

A. The portion of taxes, penalties, and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in RPA 3 shall be allocated to and, when collected, shall be paid by the City Clerk, Assistant to the Mayor or other City official designated by the Mayor ("City Official") to the respected affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in RPA 3 and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in RPA 3 shall be allocated to and, when collected shall be paid to the City Official, who shall deposit such payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 3 for the purpose of paying Redevelopment Project costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the RPA 3 real estate from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

Section 5. In addition to the payments in lieu of taxes described in Section 4 of this Ordinance; 50% of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing district, and which are generated by economic activities within RPA 3 over the amount of such taxes generated by economic activities within RPA 3 in the calendar year prior to the adoption of this Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, or taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, taxes imposed on sales pursuant to subsection 2 of Section 67.1712 of the Revised Statutes of Missouri, as amended, for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, or taxes imposed on sales under and pursuant to Section 67.700 or 650.399 of the Revised Statutes of Missouri, as amended, for the purpose of emergency communication systems, shall be allocated to, and paid by the collecting officer to the City Official or other designated financial officer of the City who shall deposit such funds in a separate segregated account within the Chesterfield Regional Special Allocation Fund – RPA 3.

Section 6. The City is hereby authorized to enter into agreements or contracts with other taxing districts as is necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Section 4 and Section 5 of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 3 for the payment of Redevelopment Project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

Section 7. The City Clerk is hereby directed to submit a certified copy of this Ordinance to the St. Louis County Assessor, who is directed to determine the total equalized assessed value of all taxable real property within RPA 3 as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within RPA 3, and shall certify such amount as the total initial equalized assessed value of the taxable real property within RPA 3.

Section 8. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 9. The Mayor of the City or his designated representatives, with the advice and concurrence of the City Attorney, is hereby further authorized to make any changes to the documents, agreements, and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such changes by the Mayor or his designated representatives.

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Section 11. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _______ day of ____________________, 2025.

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PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

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Vickie McGownd, CITY CLERK

FIRST READING HELD: _02/06/2023____